

**MINUTES
LAWTON URBAN RENEWAL AUTHORITY**

Minutes of the Lawton Urban Renewal Authority meeting held December 14, 2021 in the 2nd Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The meeting was called to order at 9:00 a.m. by Chairman Ernest Sheppard.

Notice of the meeting and agenda were posted on the City Hall bulletin board as required by State law.

1. ROLL CALL

MEMBERS PRESENT: Ernest Sheppard
John Purcell, Jr.
Jacob Brox
Jesse Cross

MEMBERS ABSENT: Joe Abshire

OTHERS PRESENT: Richard Rogalski, Planning Director
Cindy Augustine, Real Property Admin
Stacy Reyna, Recording Secretary
Susan Schlecht, Finance
Robert D. Turner, Auditor

2. CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 21, 2021 MEETING OF THE LAWTON URBAN RENEWAL AUTHORITY.

MOTION by Cross, SECOND by Purcell, to approve the minutes of the September 21, 2021 meeting of the Lawton Urban Renewal Authority.

AYES: Brox, Purcell, Sheppard, Cross.

NAYS: None. MOTION CARRIED 4 - 0.

3. CONSIDER A RESOLUTION APPROVING THE EXPENDITURES AND ACCEPTING THE FINANCIAL STATUS REPORT OF THE LAWTON URBAN RENEWAL AUTHORITY FOR THE MONTH OF SEPTEMBER 2021.

The balance in the bank as of September 1, 2021 was \$22,068.29. After deposits of interest, and disbursements, the bank balance as of September 30, 2021 was \$22,066.29.

5. CONSIDER A RESOLUTION APPROVING THE EXPENDITURES AND ACCEPTING THE FINANCIAL STATUS REPORT OF THE LAWTON URBAN RENEWAL AUTHORITY FOR THE MONTH OF OCTOBER 2021.

The balance in the bank as of October 1, 2021 was \$22,066.29. After deposits of interest, and disbursements, the bank balance as of October 31, 2021 was \$22,064.23

6. CONSIDER A RESOLUTION APPROVING THE EXPENDITURES AND ACCEPTING THE FINANCIAL STATUS REPORT OF THE LAWTON URBAN RENEWAL AUTHORITY FOR THE MONTH OF NOVEMBER 2021.

The balance in the bank as of November 1, 2021 was \$22,064.23. After deposits of interest, and disbursements, the bank balance as of November 30, 2021 was \$15,822.52.

MOTION by Purcell, SECOND by Brox, to adopt Resolutions 21-06 approving the expenditures and accepting the financial status report for the months of September, October, November 2021.

AYES: Brox, Purcell, Sheppard, Cross.

NAYS: None. MOTION CARRIED 4 - 0.

Purcell asked if there was \$8,000.00 payable at the end of September, paid \$2,000.00 during September, where is the other \$6,000.00.

Schlecht stated a bill for \$6,000.00 hasn't been paid yet because there was a delay when the City switched over to a new system. Schlecht stated that it carries over to October.

Purcell asked if the 2 mowing bills for \$4,160 are for October and November.

Rogalski stated yes.

Purcell asked if there was another bill.

Schlecht stated that the last bill was for November and is included in the accounts payable for November.

8. ACCEPT THE ANNUAL AUDIT REPORT OF THE FINANCIAL STATEMENTS OF THE LAWTON URBAN RENEWAL AUTHORITY FOR FISCAL YEAR ENDING JUNE 30, 2021, PREPARED BY ROBERT D. TURNER, CPA, AND AUTHORIZE PAYMENT FOR SERVICES.

Chairman Sheppard asked if the audit financial qualification is the amount of assets or the type of assets.

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Turner stated that it is the amount of assets, State Regulation says that if you have assets greater than \$200,000 you must have an audit, if the assets are between \$50,000 and \$200,000 you can have a special examination and is much cheaper that can be done ourselves.

Turner explained the managements responsibility for the financial statements and the importance of understanding the financial statements.

Turner stated that his Opinion is that LURA is in accordance to accounting principles generally accepted in the United States of America.

Tuner asked if LURA would be getting the receivable \$658,658 from LEDA.

Rogalski stated there is a chance, if LEDA can develop the rest of their property then can pay LURA back.

Sheppard asked why the Payable to City of Lawton went from \$98,000 to \$102,266.

Rogalski stated that there were landfill fees relating to cleaning up debris on the grocery store property.

Tuner stated that there were 2 LURA properties that were sold in 2015 that were still on LURA's books and had to make an adjustment on the Statement of Revenues, Expenses, and Changes in Net Position for the Year Ending June 30, 2021.

Turner stated that the biggest issue was turn over in staff, an internal control problem. He stated that it makes accounting tough causing an element of error that usually wouldn't be there but not bad from the standpoint of operations.

Sheppard asked Turner and Schlecht how we are adjusting our recorded sale prices on the LURA properties that are sold.

Turner stated that if the property sells for less than the book value then there will be a loss shown on the books, if sold for more then there will be gain.

Sheppard asked Turner if he is keeping tabs on the individual properties book values.

Turner stated yes. He also stated he keeps track by address and by lot.

Rogalski stated that in response to the difficulty of keeping track of LURA's component units, the City is making a transition to allow Schlecht to focus on it.

MOTION by Brox, SECOND by Cross, to approve the annual audit report of the financial statements of the Lawton Urban Renewal Authority for fiscal year ending June 30, 2021, prepared by Robert D. Turner, CPA, and to approve the authorization of payment for services.

AYES: Brox, Purcell, Sheppard, Cross.

NAYS: None. MOTION CARRIED 4 - 0.

9. CONSIDER APPROVING THE 2022 ANNUAL MEETING NOTICE.

MOTION by Purcell, SECOND by Cross, to approve the LURA 2022 Annual Meeting Notice.

AYES: Brox, Purcell, Sheppard, Cross.

NAYS: None. MOTION CARRIED 4 – 0.

10. REPORTS AND COMMENTS

Rogalski stated that there is discussion about acquiring more property in the downtown area by a couple of different groups, LURA may get work to do in the future. He stated that LURA may get involved in the LATs facility and the Lawtonian.

Rogalski stated that there are several individuals that are interested in 6 of LURA's properties. He stated that Joey Jones called and asked about the properties he wanted to purchase. Rogalski stated that he has concerns about Joey Jones and that the past agreement has expired.

Rogalski stated that there is a lot of industrial development at the Lawton Airport that will create jobs. He stated that it will create interest and get the properties redeveloped and get the neighborhood back up with new homes.

10. ADJOURNMENT

MOTION by Brox, SECOND by Cross, to adjourn.

AYES: UNANIMOUS.

NAYS: None. MOTION CARRIED

There being no further business the meeting was adjourned at 9:46 a.m.

Ernest Sheppard, Chairman

Jacob Brox, Secretary